

DOCKET NO. 92-472-E - ORDER NO. 92-832 -c

IN RE: Duke Power Company - Petition for )  
Approval of the Transfer of Property ) ORDER APPROVING  
near Greer, Spartanburg County, South ) SALE OF PROPERTY  
Carolina. )

This matter comes before the Public Service Commission of South Carolina (the Commission) on the Petition of Duke Power Company (Duke) for approval of a transfer of one parcel of property in South Carolina.

On August 21, 1992, Duke Power Company filed a Petition with the Commission for approval of the disposition of one parcel of real estate in South Carolina. The Petition was filed pursuant to Section 58-27-1300 S.C. Code of Laws (1976, as amended). According to the Petition, the parcel is located in the Duke Power Company service area and is not required for current utility operations. The property to be transferred consists of 5.54 acres of land located near Greer, Spartanburg County, South Carolina.

By letter dated August 21, 1992, the Commission's Executive Director instructed the Company to publish a prepared Notice of Filing, one time, in a newspaper of general circulation in the area affected by the Company's Petition. The Notice of Filing indicated the nature of the Company's Petition, and advised all

interested parties of the manner and time in which to file appropriate pleadings. The Company submitted affidavits indicating that it had complied with these instructions. The Commission did not receive any Petitions to Intervene, nor did it receive any letters of protest.

In 1992, the State Ports Authority placed approximately 1,000 acres near the intersection of Highway 101 and I-85 in South Carolina under option for an industrial development site. The option covered approximately 50 tracts of property belonging to different private individuals, including the subject Duke tract, which was acquired by Duke in 1988 to provide service to TNS Mills. Duke's tract is located on the eastern side of the property sought by the State Ports Authority for the proposed BMW facility and its suppliers. Duke was contacted by agents of the State Ports Authority. The Ports Authority believed that this property was essential to the BMW transaction, i.e. securing adequate property to attract the BMW facility to the State of South Carolina. Duke wished to support South Carolina in this industrial recruitment activity.

Duke is selling this property at a value greater than the purchase price paid in 1988 and is retaining the transmission right-of-way. Duke is selling the property at a value supported by an independent appraisal report dated September 1, 1992. According to the Company, this property is a small, but necessary, parcel of the total acreage required for the proposed BMW facility. According to Duke, it will receive fair market value for the

property.

The Company also requests authority in accord with the FERC Uniform System of Accounts for Electric Utilities that the original cost of the parcel being sold be credited as a reduction of the amounts carried upon the books of the Company under Account 101, Electric Plant in Service. The difference between the sale price and the original cost of the land would be applied to Account 421.

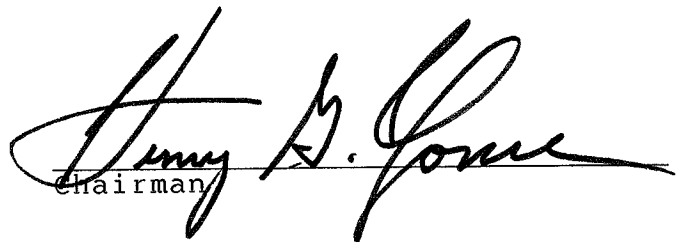
The Commission has considered the Petition of Duke as stated above and the information supplied to the Commission by Duke Power Company. After a review of the entire record of the case, the Commission is of the opinion that the relief requested by Duke in its Application should be granted as requested.

IT IS THEREFORE ORDERED THAT:

1. The transfer of property proposed to be transferred by Duke Power Company near Greer, Spartanburg County, South Carolina, is hereby approved, with the accounting treatment as stated above.

2. That this Order shall remain in full force and effect until further Order of the Commission.

BY ORDER OF THE COMMISSION:

  
Chairman

ATTEST:

  
Executive Director

(SEAL)